

City Council
Atlanta, Georgia

06-0-1792

AN ORDINANCE
BY: ZONING COMMITTEE

Z-05-51
Date Filed: 6-2-05

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at the following description:

Parcel referenced as **Northeast Beltline Parcel Three (Monroe Drive to Ponce de Leon Avenue)**. Property begins at the southerly right of way of Monroe Drive, and encompasses the former Norfolk Southern Railroad tracks and the right of way beginning at the former Norfolk Southern Railroad right of way and Monroe Drive, crossing Virginia Avenue and concluding at the northerly right of way of Ponce de Leon Avenue.

be changed from the I-1 (Light Industrial) District to the MRC-3 (Mixed Residential Commercial) District, to wit:

ALL THAT TRACT or parcel of land lying and being Land Lots 17, 53 and 54, 14th and 17th Districts, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

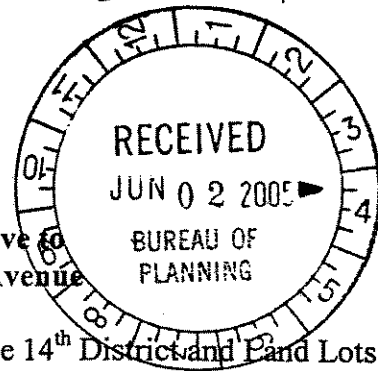
SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

C-3

Northeast Beltline Parcel 3

**Legal Description
Norfolk Southern Railroad**

**Southern Right of Way of Monroe Drive to
North Right of Way of Ponce de Leon Avenue**



All that tract or parcel of land lying and being in Land Lot 17 of the 14th District and Land Lots 53 and 54 of the 17th District of Fulton County, Georgia and being more particularly described as follows:

BEGINNING at the intersection of the westerly right of way of Norfolk Southern Railroad and the southerly right of way of Monroe Drive (60' R/W); thence along said right of way of Monroe Drive and running North 12° 02' 19" East a distance of 185.00 feet to a point intersecting the easterly right of way of Norfolk Southern Railroad; thence along said right of way of Norfolk Southern Railroad the following courses: South 35° 53' 58" East a distance of 444.87 feet to a point intersecting the northerly right of way of Virginia Avenue (60' R/W); thence continuing along said right of way of Norfolk Southern Railroad and running South 35° 53' 58" East a distance of 60.34 feet to a point intersecting the southerly right of way of Virginia Avenue; thence along said right of way of Virginia Avenue and running South 60° 11' 54" West a distance of 65.37 feet; to a point intersecting the easterly right of way of Norfolk Southern Railroad the following courses: South 35° 54' 54" East a distance of 473.17 feet to a point; thence along a curve to the right an arc distance of 543.55 feet (said curve having a radius of 2740.44 feet; a chord distance of 542.66 feet and a chord bearing of South 31° 31' 36" East) to a point; thence North 86° 51' 49" East a distance of 6.21 feet to a point; thence along a curve to the right an arc distance of 543.70 feet (said curve having a radius of 2914.79 feet; a chord distance of 542.91 feet and a chord bearing of South 19° 48' 22" East) to a point; thence South 14° 27' 44" East a distance of 1413.41 feet to a point intersecting the northerly right of way of Ponce de Leon Avenue (Variable R/W); thence along said right of way of Ponce de Leon Avenue the following courses: South 70° 51' 39" West a distance of 16.39 feet; thence along a curve to the right an arc distance 83.90 feet (said curve having a radius of 361.20 feet; a chord distance of 83.71 feet and a chord bearing of South 77° 30' 54" West) to a point intersecting the westerly right of way of Norfolk Southern Railroad; thence along said right of way of Norfolk Southern Railroad the following courses: North 14° 27' 44" West a distance of 1411.86 feet to a point; thence along a curve to the left an arc distance of 872.03 feet (said curve having a radius of 2814.79 feet; a chord distance of 868.54 feet and a chord bearing of North 23° 20' 15" West) to a point; thence North 86° 53' 40" East a distance of 3.55 feet to a point; thence along a curve to the left an arc distance of 183.74 feet (said curve having a radius of 2655.46 feet; a chord distance of 183.70 feet and a chord bearing of North 35° 00' 49" West) to a point; thence North 35° 54' 54" West a distance of 482.28 feet to a point intersecting the southerly right of way of Virginia Avenue; thence continuing along said right of way of Norfolk Southern Railroad the following courses: North 23° 38' 10" West a distance of 60.35 feet to a point intersecting the northerly right of way of Virginia Avenue; thence along said right of way of Norfolk Southern Railroad and running North 35° 55' 45" West a distance of 306.28 feet to the POINT OF BEGINNING. Said tract containing 7.895 acres.